



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday January 9, 2013

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### UPCOMING MEETINGS

#### **Planning Commission Meetings/Workshops**

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Board of Appeals-Thursdays, January 17, 2013  
Meeting @ 7:00 PM

#### **Contact**

*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plans, Preliminary and Site plan items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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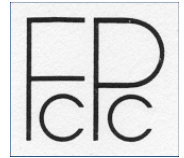
ITEM	TIME	ACTION REQUESTED
<b><u>9:30 A.M.</u></b>		
1. <b><u>MINUTES TO APPROVE</u></b>		<b>DECISION</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>PRELIMINARY PLANS</u></b>		<b>DECISION</b>
a) <u>Cullers Retreat, Section 2, Lots 201-215</u> - The applicant is requesting Preliminary Plan approval for 15 residential single family lots on 25.27 acres. Located on the southwest quadrant of the intersection of Jefferson Pike (MD 180) and Renn Road. Zoned: R-1 Residential, Frederick Planning Region. Tax Map 85 / Parcel 82. File: S-1050, Plan AP11883, APFO AP 11885 & FRO AP11884. <i>Mike Wilkins, Principal Planner</i>		
b) <u>Glad Hill Acres, Section 1</u> - The applicant is requesting Preliminary Plan approval for 77 residential single family lots on 166.87 acres. Located on the north side of Gladhill Brothers Road, 2,000 feet east of Browningsville Road. Zoned: R-1 Residential, Urbana Planning Region. Tax Map 97 / Parcel 12. File: S-867, Plan AP12626, APFO AP12627 & FRO AP12628. <i>Mike Wilkins, Principal Planner</i>		
5. <b><u>AG CLUSTER CONCEPT PLAN</u></b>		<b>DECISION</b>
a) <u>Pearls and Roses, Lots 1-8</u> - The applicant is requesting Agricultural Cluster Concept Plan approval for 8 residential lots on 106.59 acres. Located on the north side of Ball Road, 3,000 feet west of Ijamsville Road. Zoned: Agricultural, Urbana Planning Region. Tax Map 87 / Parcels 197 and 255. File: S-1159, Plan AP13037. <i>Mike Wilkins, Principal Planner</i>		

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#### 6. COMBINED PRELIMINARY SUBDIVISION AND SITE PLAN

DECISION

- a) [Landsdale PUD](#) – The applicant is requesting Phase 2 approval of a Combined Preliminary Subdivision and Site Plan on a 161.6 acre site for 299 single family residential lots, 100 townhouses, and a community center Zoned: PUD, Urbana Planning Region. Tax Map 88, Parcels 44, 45, & 24  
File: S-1130, Plan AP13053  
*John Dimitriou, Principal Planner*

#### 7. SUBDIVISION SKETCH

DECISION

- a) [Ramsburg Property](#) - The applicant is requesting non-binding approval of the proposed 68 single family lot subdivision on 125.81 acres, layout is for the purpose of percolation testing only. Located on Roderick Road, south of MD 80, north of Sharon Drive. Zoned: R-1 Residential (R-1), Urbana Planning Region. Tax Map 96 / Parcel 69.  
File: S-933, Site AP 13043 & FRO AP 13064  
*Tolson DeSa, Principal Planner*

#### 8. SITE PLANS

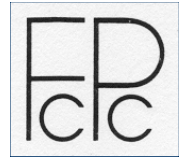
DECISION

- a) [Westview Overlook, Lot 25B](#) - The Applicant is requesting Planned Commercial/Industrial Development Site Plan and Adequate Public Facilities approval for a 40,896 square foot two-story office building as well as a 41,310 square foot three-story office building to be built in two phases with associated parking, on a 5.32-acre site. Located along Corporate Drive, east of New Design Road Zoned: Office/Research/Industrial (ORI), Frederick Planning Region. Tax Map 86 / Parcel 215.  
File: SP 86-17, Site AP12814, APFO AP 12815 & FRO AP 12805  
*Tolson DeSa, Principal Planner*
- b) [Worthington Square-Geisbert Property](#) – The applicant is requesting Concept Site Plan Approval for 72 residential townhouse dwellings and one (1) commercial lot on 7.08 acres. Located along Urbana Pike and Urbana Church Road, northwest of the MD80/Sugarloaf Parkway traffic circle in Urbana. Zoned: Mixed Use/Village Center, Urbana Planning Region. Tax Map 96 / Parcels 257, 175, 174, 34, and 48.  
Plan AP13049.  
*Denis Superczynski, Principal Planner*



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#### 9. FALL 2012 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

##### FINDING OF CONSISTENCY

The Planning Commission will hear the following [cases](#) to determine consistency with the Comprehensive Plan.

a) Case WS-12-08 Frall Developers, Inc.

Tax Map 79, Parcel 9. Account# 09-263594. Yeagertown Road  
Requesting reclassification of 34 acres from W-4, S-4 to W-3, S-3. (Supply to Barren)  
Comp. Plan: LDR. Zoning: R-1

b) Case WS-12-09 Monocacy Ventures

Tax Map 88, part of Parcels 24, 44, 45. Account# 09-246320, 09-246339, 09-260692. West side of Ed McClain Road, south of Bush Creek (Landsdale PUD)  
Requesting reclassification of 379+/- acres from W-4, S-4 to W-3, S-3. Comp. Plan: LDR.  
Zoning: PUD

c) Case WS-12-10 Baker Park East, LLC

Tax Map 67, Parcel 14. Account# 02-167905. NW side of Gas House Pike within the City of Frederick (Nicodemus farm)  
Requesting reclassification of 64 acres from W-5 and W-4 to W-3 and from S-5 and S-4 to S-3. City Comp. Plan: MDR. City Zoning: R-12.

*Tim Goodfellow, Principal Planner*